

IN THE UNITED STATES BANKRUPTCY COURT  
NORTHERN DISTRICT OF OHIO  
EASTERN DIVISION AT AKRON

IN RE:	)	CASE NO. 17-50236
	)	
LOUIS ANTHONY TELERICO	)	CHAPTER 7
	)	
	)	
	)	JUDGE ALAN M. KOSCHIK
<u>DEBTOR</u>	)	

**TRUSTEE'S MOTION TO TRANSFER REAL ESTATE**  
**HELD IN THE NAME OF LOUIS TELERICO AS**  
**TRUSTEE OF THE LOUIS A. TELERICO TRUST**

Now comes Kathryn A. Belfance, Trustee (“Trustee”), and informs the Court that on May 16, 2019 she filed a Notice to Sell Barrington 2, Lot 133, .091 acres of vacant land and that a Certificate of No Objection was entered on June 12, 2019. At the time of the filing of the bankruptcy petition, all the real estate of Louis Anthony Telerico, including the subject property, was held in the name of Louis Telerico, Trustee of the Louis A. Telerico 2010 Amended and Restated Revocable Trust Indenture dated February 1, 2010. The underwriters for the title company handling the sale, require assurance that the Trustee has the right to sell the property and receive the proceeds derived from said sale, notwithstanding that the same is titled in the name of Louis Telerico, Trustee of the Louis A. Telerico 2010 Amended and Restated Revocable Trust Indenture dated February 1, 2010.

**WHEREFORE**, the Trustee prays that the Court enter an Order that declares that all the

real estate owned by Louis Anthony Telerico, including Barrington 2, Lot 133, .091 acres of vacant land is property of the Chapter 7 Bankruptcy Estate and that the Trustee has the full authority to transfer title to said property and receive the proceeds derived from said sale in accordance with the prior order of the Court, and for such other orders that the Court deems proper herein.

Respectfully submitted,

/s/ KATHRYN A. BELFANCE  
KATHRYN A. BELFANCE  
Registration No. 0018035  
*Chapter 7 Trustee*  
50 S. Main Street, 10<sup>th</sup> Floor  
Akron, Ohio 44308  
(330) 434-3000 (Phone)  
(330) 434-9220 (Fax)  
[kb@rbllp.com](mailto:kb@rbllp.com)

### **CERTIFICATE OF SERVICE**

I hereby certify that on this 13<sup>th</sup> day of August 2019, a copy of the foregoing Trustee's Motion to Transfer Real Estate was served as follows:

Via the Court's Electronic Case Filing System on these entities and individuals who are listed on the Court's Electronic Mail Notice List:

Office of the U.S. Trustee

Susan J. Lax, at [susan.lax@hotmail.com](mailto:susan.lax@hotmail.com)

Frederic P. Schwieg, at [fschwieg@schwieglaw.com](mailto:fschwieg@schwieglaw.com)

Todd A. Atkinson, at [tatkinson@ulmer.com](mailto:tatkinson@ulmer.com)

Philip Leonard Bednar, at [philip.l.bednar@usdoj.gov](mailto:philip.l.bednar@usdoj.gov)

Bryan J. Farkas, at [bjfarkas@vorys.com](mailto:bjfarkas@vorys.com)

Scott D. Fink, at [ecfndoh@weltman.com](mailto:ecfndoh@weltman.com)

Stephen R. Franks, at [amps@manleydeas.com](mailto:amps@manleydeas.com)

Bryan T. Kostura, at [bkostura@mcglinchey.com](mailto:bkostura@mcglinchey.com)

Allison Manayan, at [amanayan@portageco.com](mailto:amanayan@portageco.com)

Michael J. Occhionero, at [mjocolpa@sbcglobal.net](mailto:mjocolpa@sbcglobal.net)

James W. Sandy, at [jsandy@mcglinchey.com](mailto:jsandy@mcglinchey.com)

Richard P. Schroeter, at [rschroeter@amer-collect.com](mailto:rschroeter@amer-collect.com)

David J. Sternberg, at [djsternberg@ameritech.net](mailto:djsternberg@ameritech.net)

Joshua Ryan Vaughan, at [jvaughan@amer-collect.com](mailto:jvaughan@amer-collect.com)

Steven L. Wasserman, at [swasserman@westonhurd.com](mailto:swasserman@westonhurd.com)

Maria D. Giannirakis, ust06 [maria.d.giannirakis@usdoj.gov](mailto:maria.d.giannirakis@usdoj.gov)

Scott R. Belhorn, ust35 [Scott.R.Belhorn@usdoj.gov](mailto:Scott.R.Belhorn@usdoj.gov)

Kathryn A. Belfance, Trustee, at [kb@rlblp.com](mailto:kb@rlblp.com)

And by regular U.S. mail, postage prepaid, on:

Louis Anthony Telerico, Debtor, P.O. Box 928, Aurora, OH 44202

Also served at 545 Bristol Dr., Aurora, OH 44202

Christopher J. Niekamp, 23 S. Main Street, Akron, OH 44308

All creditor's on the Debtor's creditor mailing matrix

**NOTICE OF TRUSTEE'S MOTION TO TRANSFER REAL ESTATE**

Kathryn A. Belfance, the Chapter 7 Trustee has filed papers with the court to approve a transfer of real estate, a copy of which is attached.

**Your rights may be affected.** You should read these papers carefully and discuss them with your attorney, if you have one in this bankruptcy case. (If you do not have an attorney, you may wish to consult one.)

Parties in interest shall take notice that any party wishing to object to said motion has fourteen (14) days, or such other time fixed by the Federal Rules of Bankruptcy Procedure or statute or as the Court may order, after service is filed and serve a response or request for hearing. If no response or request for hearing is timely filed with the Court and served upon counsel for the movant, the Court may grant the relief requested in the motion without a hearing.

If you do not want the court to approve the Motion without holding a hearing, or if you want the court to consider your views on the Motion, then on or before **August 27, 2019**, you or your attorney must:

**File with the court a written objection or response to:**

**Clerk, United States Bankruptcy Court  
2 South Main St.  
Akron, Ohio 44308**

If you mail your Objection to the court for filing, you must mail it early enough so the Court will **receive** it on or before the date stated above.

**You must also mail a copy to:**

**Kathryn A. Belfance, Esq.  
Roderick Linton Belfance L.L.P.  
50 S. Main Street, 10<sup>th</sup> Floor  
Akron, Ohio 44308**

**If you or your attorney do not take these steps, the court may decide that you do not oppose the relief sought in the motion or objection and may enter an order granting that relief without holding a hearing.**

Date: August 13, 2019

Signature: /s/ Kathryn A. Belfance  
Name: Kathryn A. Belfance, Esq.